

Greenbriar Town Center LCI Implementation Phase A (Land Use)

Minutes

July 24, 2003

6:30-8:00 pm

Greenbriar Mall Community Room

LAND USE WORKSHOP #2

The meeting began at 6:35pm. Councilmember Jim Maddox made a few opening remarks.

1. Introductions – workshop participants each introduced themselves.

2. Review of Last Week's Topics – Bill Dunkley, the project manager for this implementation phase, gave a review of the last meeting, and handed out items from the previous week.

3. Changes from last week – Bill handed out a revised map of the proposed future land use (FLU), and walked through the changes that have been made to the map since the last meeting:

Ben Hill UMC Site – The church confirmed their plan to use the lower (southern) portion of the site for recreational purposes. The proposed FLU now designates that portion of the site as Open Space.

Kings Ridge Development Area – to support the new and existing residents, the Bureau of Planning is recommending that a specific site at the corner of Mt. Gilead and Panther Trail be designated for neighborhood commercial use. This would be in walking distance of much of the area. Bill handed out a sheet describing the proposed change.

Q: what sort of development would this be? R: This would be Neighborhood Commercial – a small site that could be the location of frequently-access goods and services within walking distance. Perhaps a convenience store, dry cleaner, etc. A “corner store”. Once we get to talking about zoning, we can discuss the specifics of how we can make sure that what ever goes there fits into the neighborhood. We want to make sure that it is not a service station or a strip development.

C: Although we generally support this idea, one concern is that it not become a “hangout.”

Campbellton Road – All of the properties along the south side of Campbellton Rd are now designated as Mixed Use. This should have been done in the first map, and will help to make the whole southern part of the corridor more pedestrian-friendly.

West of I-285 – A developer has stepped forward who wishes to develop the property in general conformance with the Plan. The Bureau of Planning made some updates to the proposed FLU map in working with

the developer. Generally, more Mixed Use designation was added, however, the Bureau felt the overall Plan was not compromised in any way.

4. Discussion and Approval of Proposed Land Use Changes by Workshop Participants.

Q: We still need to hear about the property on Ben Hill Road that was re-zoned to Office/Institutional. All of the properties along the indicated portion of Ben Hill Road are designated as Office/Institutional in the current FLU map. R: Garnett Brown has pulled the ordinance paper, and he and Bill will research the situation, and present at the next NPU meeting.

Mr. Sims moved that the proposed future land use changes be accepted by the workshop participants, with the condition that the office/institutional zoning issue be worked out, and that the group be able to further examine any proposed re-zoning on the Mt. Gilead/Pather Trail neighborhood commercial site. Mr. Bryant seconded the motion. The motion passed unanimously.

5. Next Steps – Bill reiterated the workshop schedule for the zoning workshops, and asked the workshop participants to attend.

The meeting adjourned at approximately 7:40pm.